D224083785 05/14/2024 01:02 PM Page: 1 of 3 Fee: \$28.00 Submitter: Sears, Bennett & Gerdes, LLP Electronically Recorded by Tarrant County Clerk in Official Public Records

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR FALLBROOKE OWNERS ASSOCIATION

COUNTY CLERK

THE STATE OF TEXAS §

COUNTIES OF TARRANT §

The undersigned, being the Managing Agent of Fallbrooke Owners Association, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Fallbrooke Owners Association:

- 1. Name of Subdivision: Fallbrooke.
- 2. Name of Association: Fallbrooke Owners Association.
- 3. Recording Data for the Subdivision:
 - a) Fallbrooke is an addition to the city of Grand Prairie located in Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas, under File Number D214187987 along with any amendments or supplements thereto.
- 4. Recording Data for the Declaration:
 - a) Fallbrooke, a subdivision located in Tarrant County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Fallbrooke Owners Association which sections were originally encumbered by dedicatory instruments filed of record in Tarrant County, Texas as follows:
 - a. Recording Date: 06/25/2014; Filed Document: DCCER; Recording Information: D214132609.
- 5. Name and Mailing Address of the Association is: Fallbrooke Owners Association c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Fallbrooke Owners Association c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. Telephone Number to Contact the Association is: 214-871-9700.

SDG: FSR-0004

D224083785 Page 2 of 3

- 8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via https://www.fsresidential.com/texas/resale-and-lender-documents. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is:https://fallbrooke.connectresident.com
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

D224083785 Page 3 of 3

Executed on this the _____ day of May 2024.

FALLBROOKE OWNERS ASSOCIATION

By: Jatal Patrick Droesch,

President of

FirstService

Residential Texas, Inc.

THE STATE OF TEXAS

§ §

ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the _____ day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Fallbrooke Owners Association known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

Notary Public in and for the State of Texas

Lacy Victoria Jergovic
My Commission Expires
10/17/2027
Notary ID 134607781

E-RECORDED BY:

SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY. SUGAR LAND, TEXAS 77479

Property Owners Association Management Certificate SDG: FSR-0004